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MEMORANDUM

FEBRUARY 5, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on thirty-eight zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	4	1	1	
Back Bay				
Beacon Hill	2	2		
Charlestown		3		
Chinatown				
City Proper				
Dorchester	1		2	
East Boston	2	1		
Fenway		1		
Government Center				
Hyde Park	1	1		
Jamaica Plain	1	1		
Kenmore				
Mattapan	1			
North End				
Roslindale	3			
Roxbury	1			
South Boston	1	2		
South Cove				
South End	1	1	1	
West Roxbury	2	1		

Allston-Brighton

Approval Z-9478. 70 North Harvard Street. Harvard recreational facility.
Denial w/o Z-9454. 19-23 Academy Hill Road. Meet with abbuter and
Prejudice residents.
Approval Z-9522. 25 Harvard Way. Addition to library.
Approval Z-9491. 107 Bigelow Street. Four to five-family dwelling.
Denial Z-9496. 25 Long Avenue. Three to four-family dwelling.
Approval Z-9505. 29-31 Gordon Street. Legalize one-family dwelling and
funeral home.

Beacon Hill

Approval Z-9485. 116 Myrtle Street. Headhouse replacement.
Approval Z-9510. 3 Goodwin Place. Four to five apartments.
Denial Z-9512. 26 Chestnut Street. Rear additions.
Denial Z-9543. 301-303 Cambridge Street. Rooftop addition.

Charlestown

Denial Z-9484. 38 Mead Street. Three to four-family dwelling.
Denial Z-9497- 60 Cook Street and 334 Medford Street. Subdivide; one-
9498. family dwelling.
Denial Z-9508. 107 Warren Street. Two-family to one-family and pro-
fessional office.

Dorchester

Denial w/o Z-9489 52-52R Alban Street. Conversion to three and two-
Prejudice 9490. family dwellings.
Approval Z-9502. 93 King Street. Two-family dwelling.
Denial w/o Z-9503. 73 Charles Street. Meet with Authority to address
Prejudice concerns.

East Boston

Denial Z-9494. 261 Maverick Street. One-story addition.
Approval Z-9495. 381 Meridian Street. Conversion of barber shop to
residential use.
Approval Z-9511. 173-177 Brooks Street. Change occupancy to
four apartments.

Fenway

Denial Z-9492. 87 Jersey Street. Increase capacity of parking lot.

Hyde Park

Denial Z-9486. 20 Prescott Street. Four to five-family dwelling.

Approval Z-9459- 18-20 Tina Avenue and 1-5 Oakwood Street. Five one-
9463. family dwellings.

Jamaica Plain

Approval Z-9487. 161 South Huntington Avenue. Offices, school, out-
patient mental health clinic.

Denial Z-9437. 38-54 Hyde Park Avenue. Martial Arts sign.

Mattapan

Approval Z-9506. 132 Babson Street. Bakery structure.

Roslindale

Approval Z-9479. 25-27 Ethel Street. Two-family dwelling.

Approval Z-9481. 80 Tyndale Street. Sun porches.

Approval Z-9482. 1 Cliffmont Street. Group care residence.

Roxbury

Approval Z-9488. 470-472 Warren Street. Six to eight apartments.

South Boston

Denial Z-9499. 498 East Broadway. Three to four apartments.

Denial Z-9493. 338-342 Congress Street. Increase capacity of parking
lot.

Approval Z-9566. 153 Dorchester Street. Legalize four-family
dwelling.

South End

Approval Z-9500. 676 Massachusetts Avenue. Legalize occupancy - seven
apartments.

Denial w/o Z-9501. 553B-553 Columbus Avenue. Meet with community.

Prejudice

Denial Z-9509. 2 Claremont Park. Parking expansion.

West Roxbury

Approval Z-9480. 114 Anawan Avenue. One-story addition.
Denial Z-9483. 250 Corey Street. One to two-family dwelling.
Approval Z-9504. 3 Richwood Street. Enclose rear stairway.

BOARD OF APPEAL REFERRALS

February 5, 1987

		<u>Hearing</u>	
1.	Z-9437	2/10/87	Jwing-Ming Yang 38-54 Hyde Park Avenue, Jamaica Plain
2.	Z-9454	2/10/87	John Nesdekidis 19-23 Academy Hill Road, Brighton
3.	Z-9459-9463	2/17/87	Commonwealth Housing Corp, LTD. 18-20 Tina Avenue & 1-3-5 Oakwood Street, Hyde Park
4.	Z-9478	2/10/87	President & Fellows of Harvard College 70 North Harvard Street, Allston
5.	Z-9479	2/10/87	Federico Carlevale 25-27 Ethel Street, Roslindale
6.	Z-9480	2/10/87	Paul S. & Constance D. Carter 114 Anawan Avenue, West Roxbury
7.	Z-9481	2/17/87	James J: Mooney 80 Tyndale Street, Roslindale
8.	Z-9482	2/10/87	Boston Housing Authority 1 Cliffmont Street, Roslindale
9.	Z-9483	2/10/87	Peter & Evie Holmberg 250 Corey Street, West Roxbury
10.	Z-9484	2/10/87	David Smith 38 Mead Street, Charlestown
11.	Z-9485	2/10/87	J. Randolph Ryan 116 Myrtle Street, Boston
12.	Z-9486	2/17/87	Frank Monroe 20 Prescott Street, Hyde Park
13.	Z-9487	2/10/87	New England Home for Little Wanderers 161 South Huntington Avenue Jamaica Plain
*14.	Z-9488	2/10/87	Kevin McFadden & Will Hutchinson 470-472 Warren Street, Roxbury
15.	Z-9489-9490	2/10/87	Daniel J. McDevitt 52-52R Alban Street, Dorchester
16.	Z-9491	2/10/87	Robert Barton 107 Bigelow Street, Brighton

*not included in original submission

BOARD OF APPEAL REFERRALS

February 5, 1987

Hearing

17.	Z-9492	2/10/87	Sears Roebuck & Company 87 Jersey Street, Boston
*18.	Z-9493	2/10/87	Bernard O'Reilly 338-342 Congress Street, Boston
19.	Z-9494	2/10/87	Arthur R. Todisco 261 Maverick Street, East Boston
20.	Z-9495	2/10/87	Fred Delmuto 381 Meridian Street, East Boston
21.	Z-9496	2/10/87	Doris Watt & Daisy Dong 25 Long Avenue, Brighton
22.	Z-9497-9498	2/10/87	William F. Haley 60 Cook Street & 334 Medford Street Charlestown
23.	Z-9499	2/10/87	Fortune Realty Trust 498 East Broadway, South Boston
*24.	Z-9500	2/17/87	Charles C. Dumbaugh 676 Massachusetts Avenue Boston
*25.	Z-9501	2/17/87	Steve Clancy 553B-553 Columbus Avenue, Boston
26.	Z-9502	2/17/87	Joseph L. Driscoll 93 King Street, Dorchester
27.	Z-9503	2/17/87	Nassar Ismail 73 Charles Street, Dorchester
28.	Z-9504	2/17/87	Joseph M. Guarino 3 Richwood Street, West Roxbury
*29.	Z-9505	2/17/87	W. Gerald Lehman 29-31 Gordon Street, Brighton
30.	Z-9506	2/17/87	Edna & Andre Etienne 132 Babson Street, Mattapan
31.	Z-9508	2/17/87	Carol A. Bratley 107 Warren Street, Charlestown
*32.	Z-9509	2/17/87	2 Claremont Park Limited Partnership 2 Claremont Park, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

February 5, 1987

Hearing

33.	Z-9510	2/17/87	Goodwin Place Realty Trust 3 Goodwin Place, Boston
34.	Z-9511	2/17/87	J.N.N. Management 173-177 Brooks Street, East Boston
35.	Z-9512	2/17/87	Rev. John Rick 26 Chestnut Street, Boston
36.	Z-9522	2/10/87	Harvard University 25 Harvard Way, Brighton
37.	Z-9543	2/17/87	Robert C. MacKay 301-303 Cambridge Street, Boston
*38.	Z-9566	2/17/87	Gary J. Donovan 153 Dorchester Street, South Boston

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JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 2/10/87 Z-9437
Jwing-Ming Yang
38-54 Hyde Park Avenue
Jamaica Plain

Site: One-story structure

District(s): General business (B-1)

Purpose: Legalize existing sign.

Violation(s): Sign is conditional use.

VOTED: In reference to petition Z-9437, Jwing-Ming Yang, 38-54 Hyde Park Avenue, Jamaica Plain, for conditional use to legalize existing sign in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. The fact that there are other existing nonconforming signs in this area is not a sufficient cause to legalize this sign. Specific commercial use martial arts educational center does not necessitate walk-in business, so sign placement below parapet will not hurt business operation. The area's revitalization, with the razing of the EL and subsequent reinvestment, reinforces the need for signs to conform to regulations. Appellant should consult with Authority with respect to comprehensive sign design review.



Z-9437

38-54 HYDE PARK AVE JAMAICA PLAIN

2/5/87

2

Hearing: 2/10/87

Z-9454
John Nesdekidis
19-23 Academy Hill Road
Brighton

Site: One-story structure

District(s): General business (B-1)

Purpose: Erect one-story addition to autobody repair garage.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9454, John Nesdekidis, 19-23 Academy Hill Road, Brighton, for variance to erect one-story addition to autobody repair garage in a general business (B-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Rear abutter has expressed the following concerns about existing repair use to the Authority: noise, fumes drain conditions (leaking of chemicals and contaminants), maintenance of rear area, and proximity to residence. Appellant should meet with abutter and other residents who have indicated concurrence with concerns.



Z-9454

19-23 ACADEMY HILL RD

BRIGHTON

Board of Appeal Referrals

2/5/87

Hearing: 2/17/87

Z-9459-9463

Commonwealth Housing Group, LTD.

18-20 Tina Avenue &

1-3-5 Oakwood Street

Hyde Park

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect five one-family dwellings.

Violation(s): Insufficient lot area, width, front, side, rear yards, and off-street parking.

VOTED: In reference to petitions Z-9459-9463, Commonwealth Housing Group, LTD., 18-20 Tina Avenue & 1-3-5 Oakwood Street, Hyde Park, for twenty-three variances to erect five one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval with particular attention to siting. This proposal for much needed housing is consistent with residential neighborhood.



Z-9459-9463

18-20 TINA AVE & 1-5 OAKWOOD ST HYDE PARK

Hearing: 2/10/87

Z-9478

President & Fellows of Harvard College
70 North Harvard Street
Allston

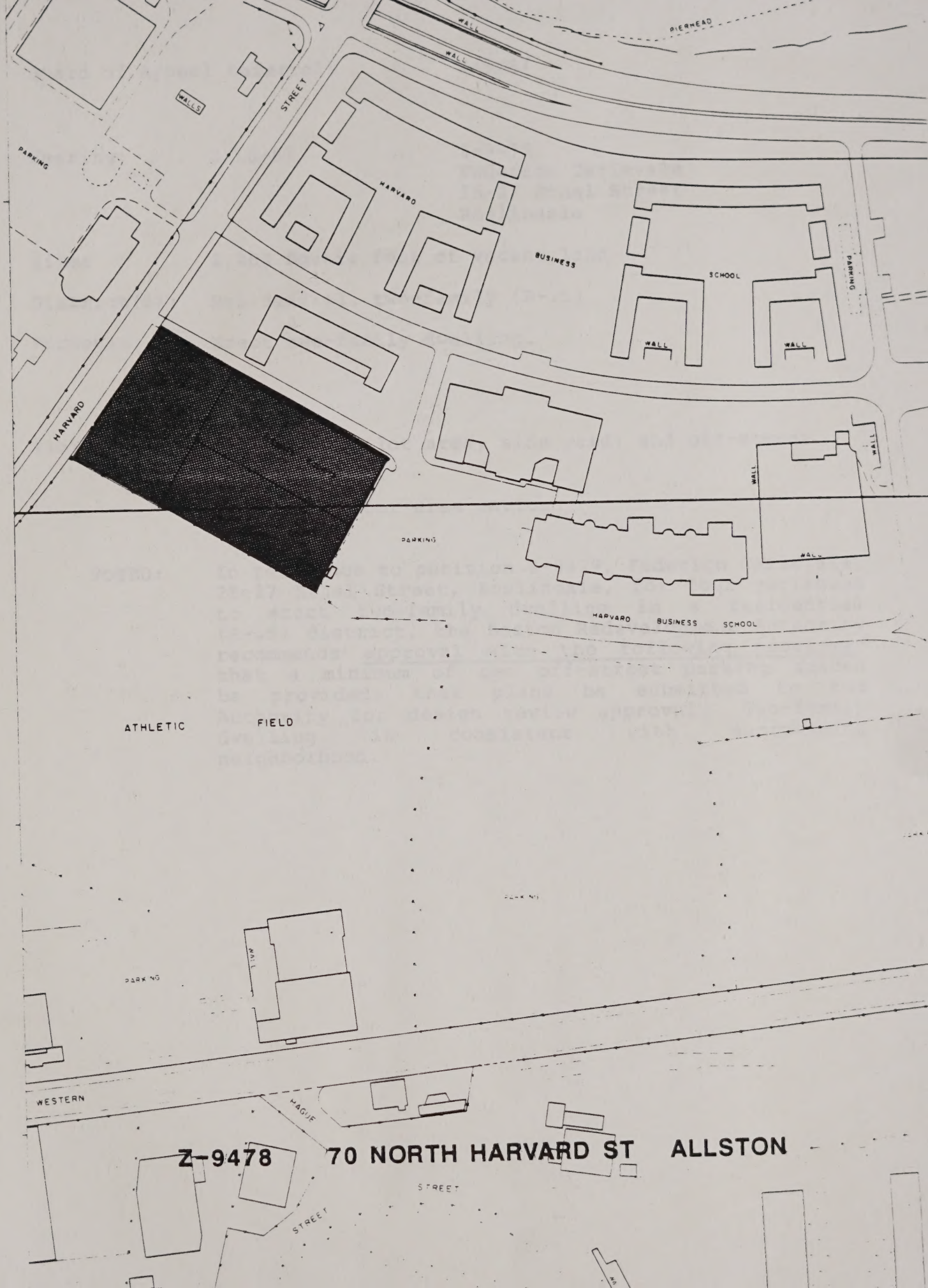
Site: Harvard University-School of Business Administration

District(s): Apartment (H-1)

Purpose: Erect athletic fitness center structure.

Violation(s): Private club is conditional use.

VOTED: In reference to petition Z-9478, President & Fellows of Harvard College, 70 North Harvard Street, Allston, for conditional use to erect athletic fitness center structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the University work with the Mayor's Tax Exempt Property Committee to resolve payment in lieu of tax issue; that plans be submitted to the Authority for design review approval. Proposed recreation facility with provisions for aerobics, squash, basketball, raquetball, volleyball, exercise machines, and jogging will be setback forty feet from North Harvard Street to conform with location of existing structures. Project was reviewed at a recent meeting of the Allston Civic Association and the design received community support.



Z-9478

70 NORTH HARVARD ST ALLSTON

Hearing: 2/10/87 Z-9479
Federico Carlevale
25-27 Ethel Street
Roslindale

Site: 6,400 Square feet of vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, side yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9479, Federico Carlevale, 25-27 Ethel Street, Roslindale, for four variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that a minimum of two off-street parking spaces be provided; that plans be submitted to the Authority for design review approval. Two-family dwelling is consistent with surrounding neighborhood.



Z-9479

25-27 ETHEL ST ROSLINDALE

Board of Appeal Referrals

2/5/87

Hearing: 2/10/87 Z-9480
Paul S. & Constance D. Carter
114 Anawan Avenue
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9480, Paul S. & Constance D. Carter, 114 Anawan Avenue, West Roxbury, for variance to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing rear yard deficiency will not be increased.



Z-9480

114 ANAWAN AVE WEST ROXBURY

Hearing: 2/17/87 Z-9481
James J. Mooney
80 Tyndale Street
Roslindale

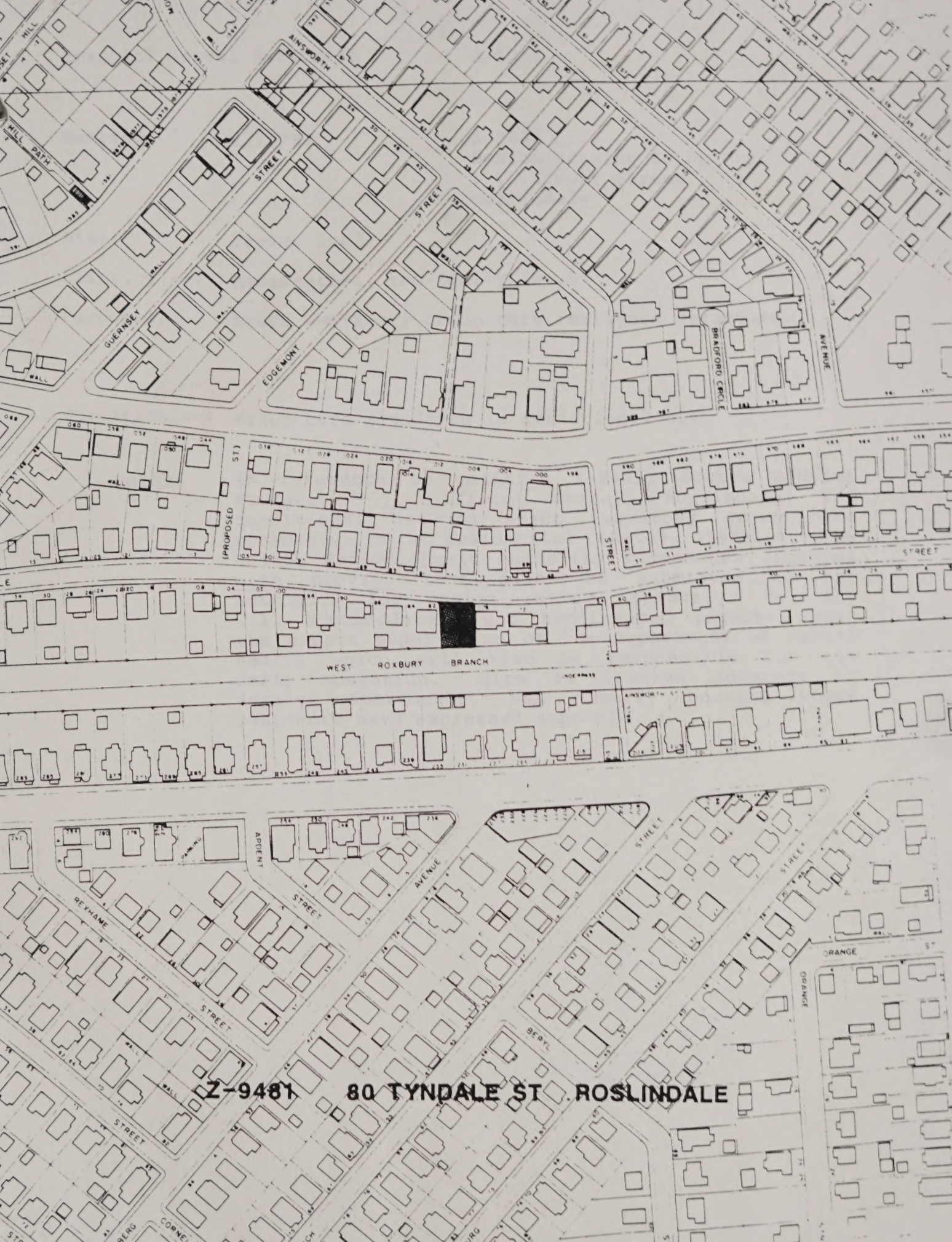
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect two-story porch addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9481, James J. Mooney, 80 Tyndale Street, Roslindale, for variance to erect two-story porch addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Rear sun porches. Sufficient rear yard remaining.



Z-9481

80 TYNDALE ST ROSLINDALE

2/5/87

Hearing: 2/10/87 Z-9482
Boston Housing Authority
1 Cliffmont Street
Roslindale

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-story group care residence structure.

Violation(s): Group care residence is conditional use.

VOTED: In reference to petition Z-9482, Boston Housing Authority, 1 Cliffmont Street, Roslindale, for conditional use to erect two-story group care residence in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Facility will accommodate eight handicapped persons under the direct supervision of the Department of Mental Health which will also be responsible for its daily operation. Site is located adjacent to Rosalyn Apartments, BHA elderly housing whose residents have expressed support.



Z-9482

1 CLIFFMONT ST

ROSLINDALE

Board of Appeal Referrals

2/5/87

Hearing: 2/10/87

Z-9483
Peter & Evie Holmberg
250 Corey Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, side yard, and off-street parking.

VOTED: In reference to petition Z-9483, Peter & Evie Holmberg, 250 Corey Street, West Roxbury, for forbidden use and three variances for change of occupancy from one- to two-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends denial. Predominantly single-family neighborhood. Proposed two-family dwelling would create unwanted precedent.



Z-9483

250 COREY ST

WEST ROXBURY

Board of Appeal Referrals

2/5/87

Hearing: 2/10/87 Z-9484
David Smith
38 Mead Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three-family dwelling and two-car garage to four-family dwelling; erect dormer addition.

Violation(s): Insufficient lot area, open space, and side yard.

VOTED: In reference to petition Z-9484, David Smith, 38 Mead Street, Charlestown, for three variances for change of occupancy from three-family and two-car garage to four-family dwelling and erect dormer addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Conversion of two-car garage to large studio apartment appears to have been accomplished. Elimination of off-street parking is undesirable especially in Charlestown where parking and street congestion are at a critical level. Area residents have expressed concern about inadequate provision of off-street parking.



Z-9484

38 MEAD ST CHARLESTOWN

Board of Appeal Referrals

2/5/87

Hearing: 2/10/87 Z-9485
J. Randolph Ryan
116 Myrtle Street
Boston

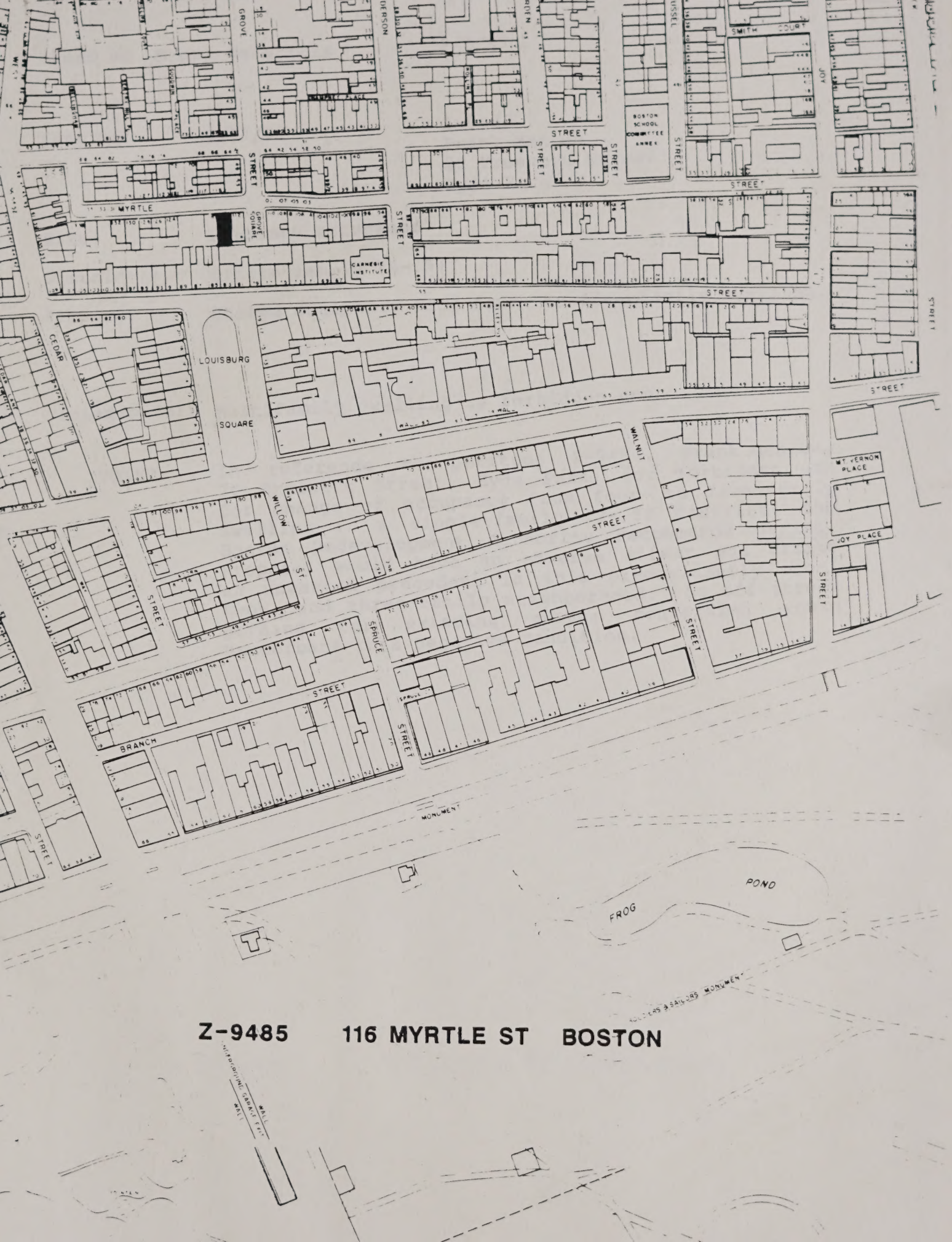
Site: Four-story structure to apartment structure.

District(s): Apartment (H-2-65)

Purpose: Erect headhouse addition.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9485, J. Randolph Ryan, 116 Myrtle Street, Boston, for variance to erect headhouse addition to apartment structure in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Proposal would replace existing headhouse. Floor area ratio would be minimally increased. Front setback 8'-9" will be retained. Design must be reviewed and approved by Beacon Hill Architectural Commission.



Z-9485

116 MYRTLE ST

BOSTON

Hearing: 2/17/87 Z-9486
Frank Monroe
20 Prescott Street
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from four- to five-family dwelling.

Violation(s): Multifamily dwelling is forbidden use.

VOTED: In reference to petition Z-9486, Frank Monroe, 20 Prescott Street, Hyde Park, for forbidden use for change of occupancy from four- to five-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal would have an adverse affect and create an unwanted precedent in this predominantly one-, two-, and three-family neighborhood. No off-street parking for existing units; conversion would exacerbate this negative condition.



Z-9486

20 PRESCOTT ST

HYDE PARK

Board of Appeal Referrals

2/5/87

Hearing: 2/10/87 Z-9487
New England Home for Little Wanderers
161 South Huntington Avenue
Jamaica Plain

Site: 2½-Story structure

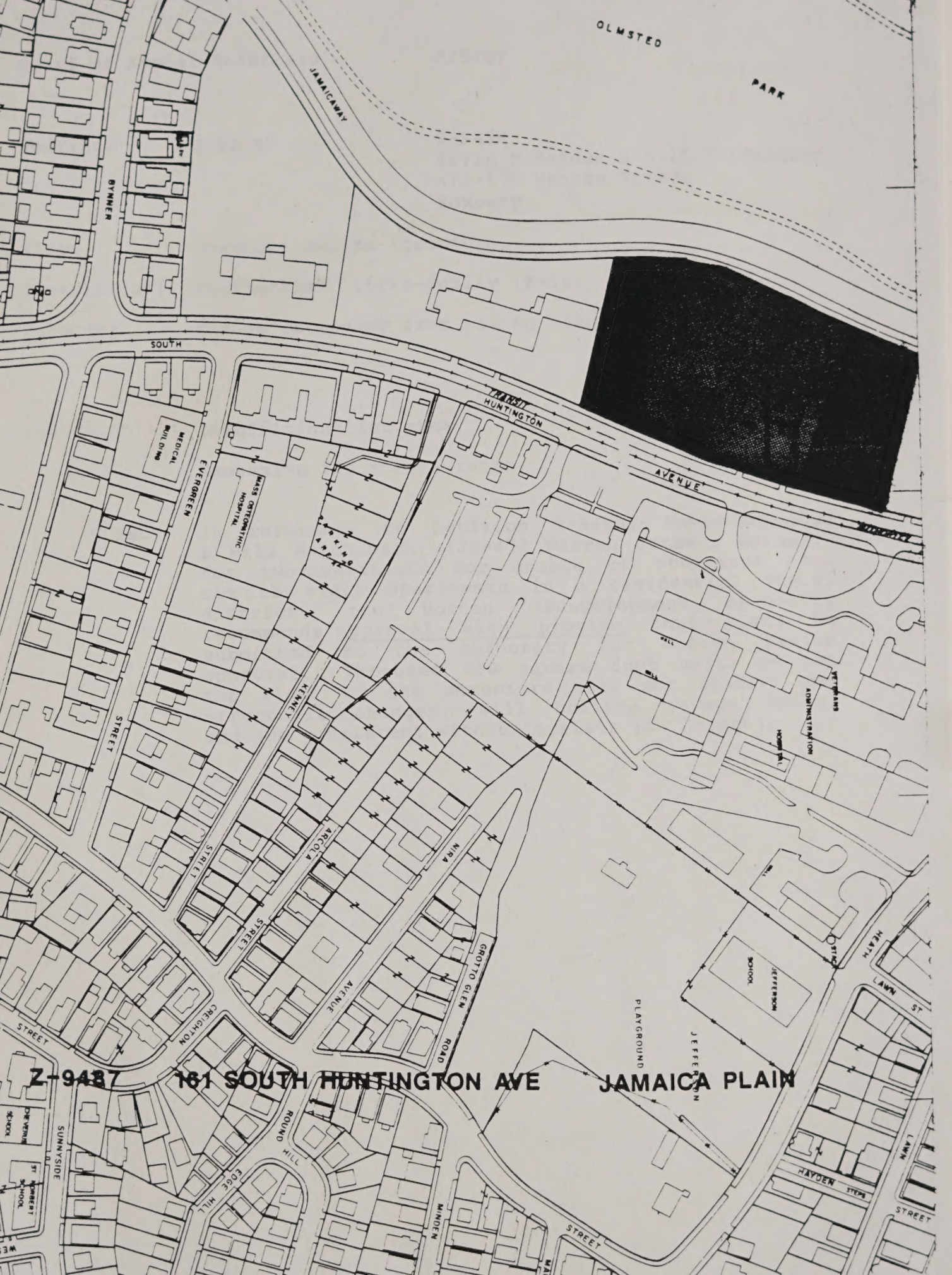
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from home for children and clinic
to offices, school and outpatient mental health
clinic.

Violation(s): Outpatient clinic is forbidden use.

School is conditional use.

VOTED: In reference to petition Z-9487, New England Home
for Little Wanderers, 161 South Huntington Avenue,
Jamaica Plain, for forbidden use and conditional
use for change of occupancy from home for children
and clinic to offices, school, and outpatient
mental health clinic in a residential (R-.8)
district, the Boston Redevelopment Authority
recommends approval. School and offices have
existed in appellant's main building for many
years. By this appeal, a program for a mental
health clinic will be established.



OLMSTED

PARK

JAMAICAWAY

BYNNE

SOUTH

MEDICAL BUILDING

MASS OSTEOPATHIC HOSPITAL

EVERGREEN

STREET

STREET

ARCATA

MIRA

GROTTA GLEN

ROAD

AVENUE

HUNTINGTON

AVENUE

ADMINISTRATION

SCHOOL

JEFFERSON

HAYDEN

STREET

Z-9487

161 SOUTH HUNTINGTON AVE

JAMAICA PLAIN

DEVERING SCHOOL

SUNNYSIDE

EDGE HILL

ROUND

MINDEN

STREET

LAWN

Board of Appeal Referrals

2/5/87

Hearing: 2/10/87 Z-9488
Kevin McFadden & Will Hutchinson
470-472 Warren Street
Roxbury

Site: 3½-Story duplex structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from six to eight apartments.

Violation(s): Insufficient lot area.
Excessive floor area ratio.

VOTED: In reference to petition Z-9488, Kevin McFadden & Will Hutchinson, 470-472 Warren Street, Roxbury, for two variances for change of occupancy from six to eight apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed 850 square foot units on the top floor of the structure will not involve any structural changes, will utilize vacant space, and are consistent with unit sizes in the area.



Z-9488

470-472 WARREN ST ROXBURY

Hearing: 2/10/87 Z-9489-9490
Daniel J. McDevitt
52-52R Alban Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

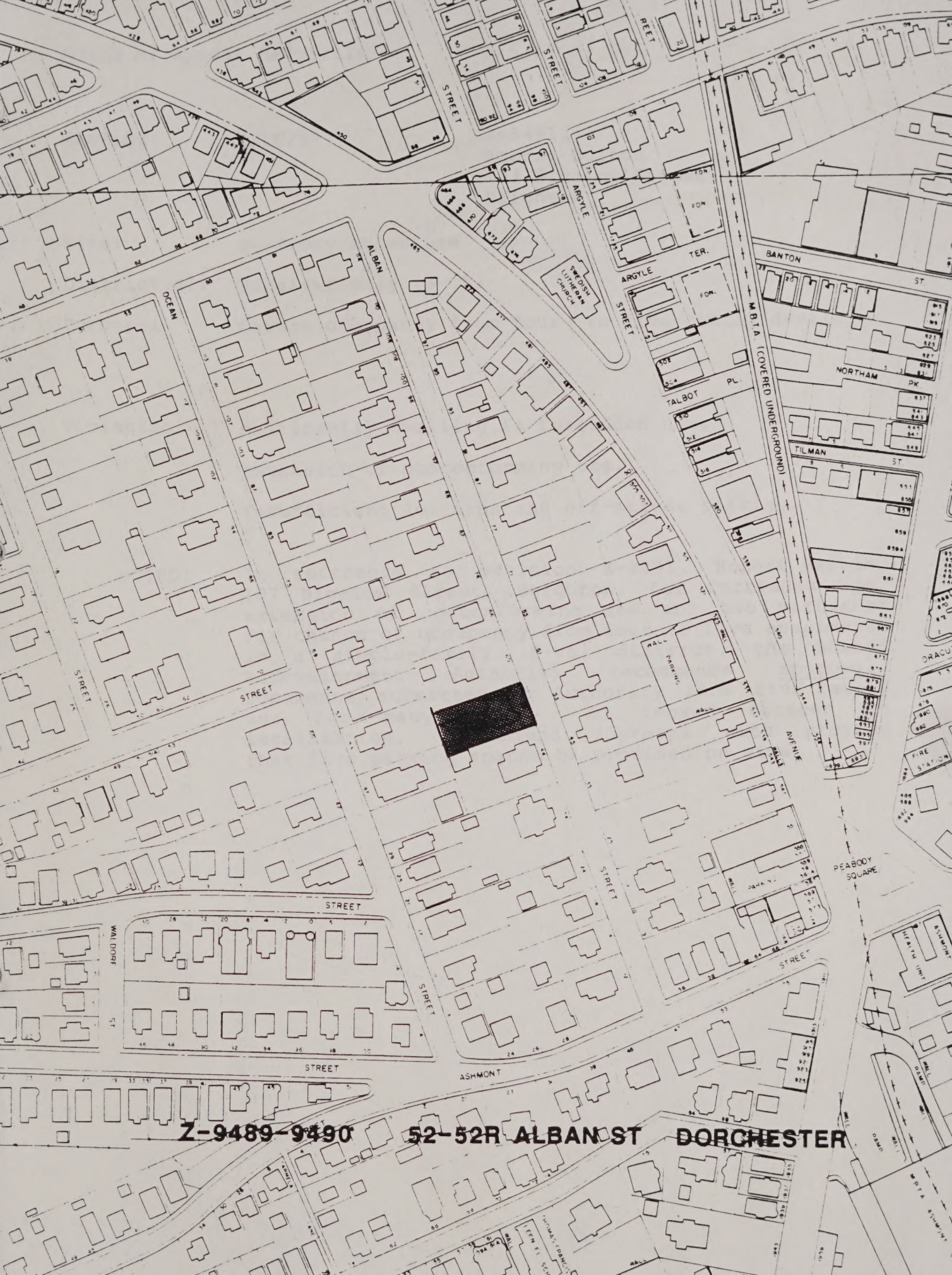
Purpose: Change occupancy from nursing home to three-family dwelling; legalize occupancy as two-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, open space, front, side, rear yards, and off-street parking.

Excessive floor area ratio and height of building.

VOTED: In reference to petitions Z-9489-9490, Daniel J. McDevitt, 52-52R Alban Street, Dorchester, for forbidden use and thirteen variances for change of occupancy from nursing home to three-family dwelling and legalize occupancy as two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. The existing structures are a vacant nursing home and accompanying barn on a lot of approximately 10,500 square feet. The surrounding neighborhood of Alban Street and parallel Ocean Street consists of similar sized lots with densities ranging from a single-family to three-family dwellings. The proposed units range in size from approximately 660 square feet to 1,400 square feet. Units of this size and nature would create an undesirable precedent for the surrounding properties, some of which are vacant and underutilized properties should be addressed in order to determine the appropriate density of this property.



Z-9489-9490

52-52R ALBAN ST

DORCHESTER

Board of Appeal Referrals

2/5/87

Hearing: 2/10/87 Z-9491
Robert Barton
107 Bigelow Street
Brighton

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from four- to five-family dwelling.

Violation(s): Multifamily dwelling is forbidden use.

Extension of nonconforming use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-9491, Robert Barton, 107 Bigelow Street, Brighton, for forbidden use, extension of nonconforming use and two variances for change of occupancy from four to five apartments in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Documents submitted to Authority show five-family use for many years. No impact foreseen in legalization. Recommend approval with proviso that five parking spaces be provided on site.



Z-9491 107 BIGELOW ST BRIGHTON

Hearing: 2/10/87 Z-9492
Sears Roebuck & Company
87 Jersey Street
Boston

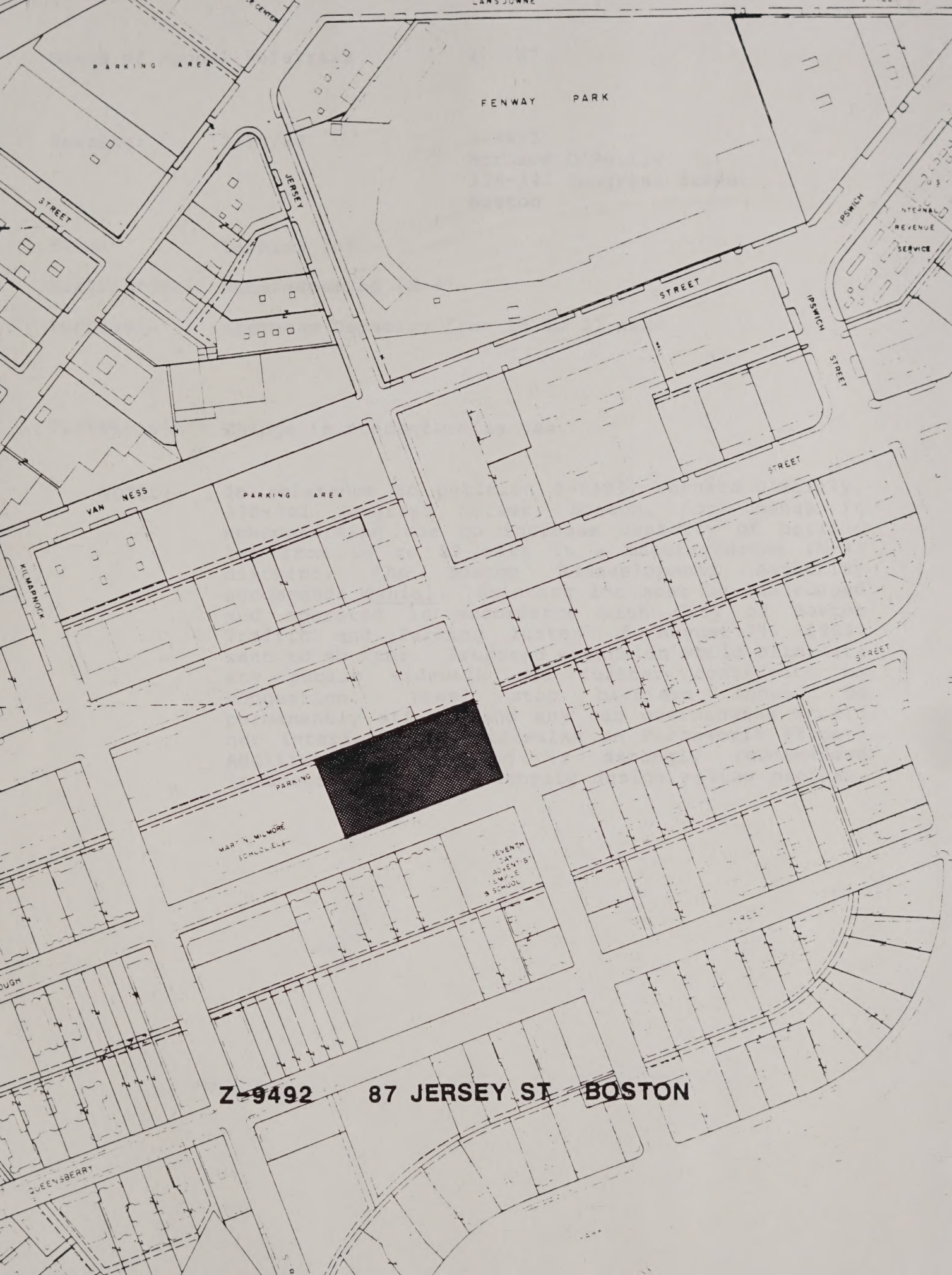
Site: Parking lot

District(s): Apartment (H-2)

Purpose: Increase capacity from 110 to 170 cars.

Violation(s): Parking lot is forbidden use.

VOTED: In reference to petition Z-9492, Sears Roebuck & Company, 87 Jersey Street, Boston, for forbidden use to increase capacity of parking lot from 110 to 170 cars in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. The increase is unmerited. There is insufficient lot area for the requested number of vehicles. Furthermore, the continued overuse of this and other parcels for parking exacerbates the traffic problems of the area, and condones the failures of institutional users to initiate substantive solutions to their parking needs. Fenway Community Development Corporation is opposed.



Z-9492

87 JERSEY ST BOSTON

Hearing: 2/10/87 Z-9493
Bernard O'Reilly
338-342 Congress Street
Boston

Site: Parking lot

District(s): Manufacturing (M-4)

Purpose: Increase capacity from 18 to 27 cars.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-9493, Bernard O'Reilly, 338-342 Congress Street, Boston, for change in nonconforming use to increase capacity of parking lot from 18 to 27 cars in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends denial. Existing lot must be landscaped and operated in accordance with City of Boston Traffic and Parking letter of August 29, 1986, sent to abutter. Proposed expansion would eliminate any public sidewalk and further contribute to congestion. Wheel stop barriers should be permanently affixed and any car overhanging should not interfere with sidewalks on Farnsworth Street. Additional landscaping is strongly recommended in accordance with Authority design review process.

CHANNEL

Z-9493

338-342 CONGRESS ST BOSTON

Hearing: 2/10/87 Z-9494
Arthur R. Todisco
261 Maverick Street
East Boston

Site: One-story structure

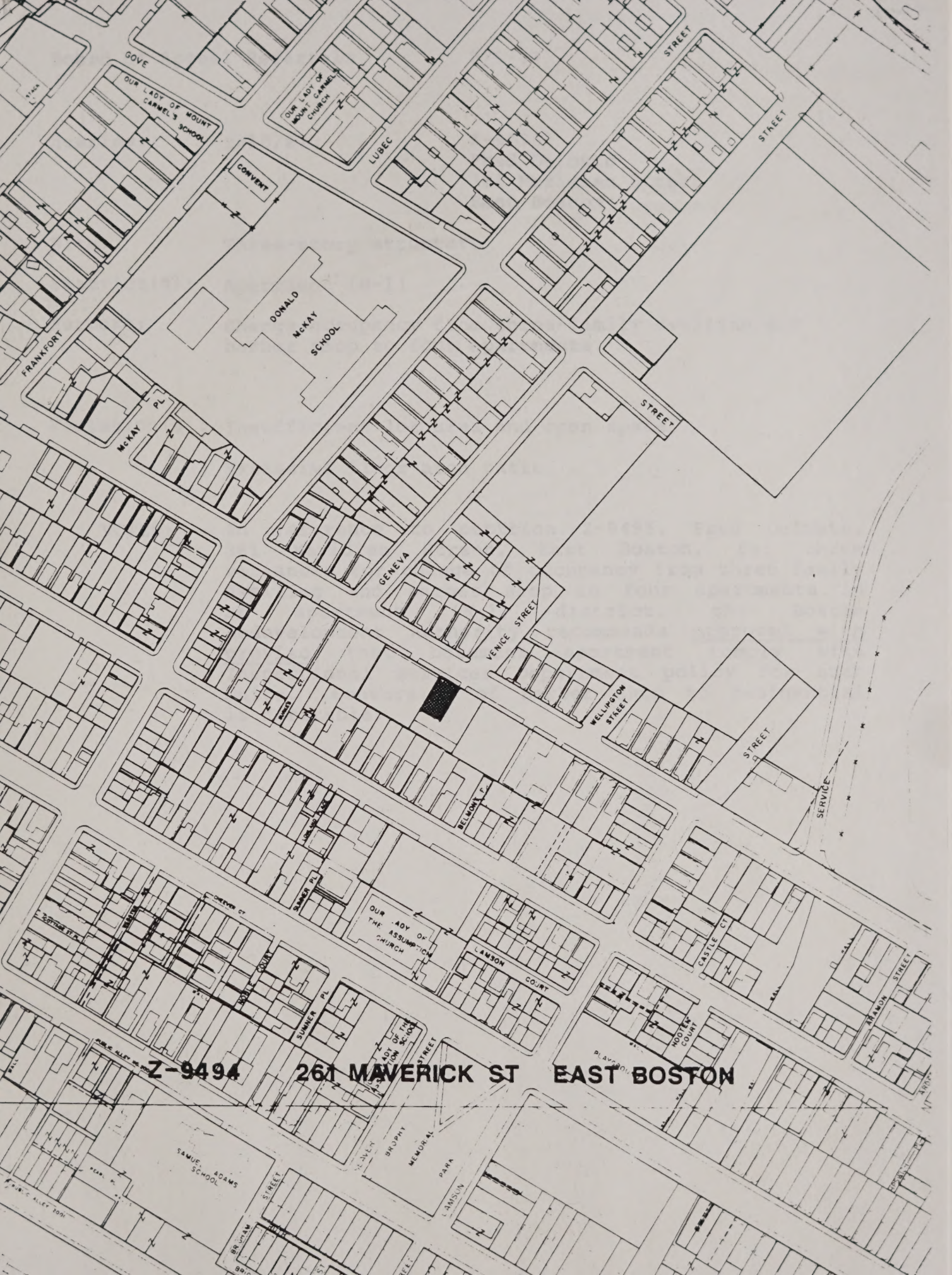
District(s): Apartment (H-1-40)

Purpose: Erect one-story addition to manufacturing structure.

Violation(s): Extension of nonconforming use.

Insufficient front, rear yards, and setback of
parapet.

VOTED: In reference to petition Z-9494, Arthur R. Todisco, 261 Maverick Street, East Boston, for extension of nonconforming use and three variances to erect one-story addition to manufacturing structure in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends denial. Although the parcel abuts nonresidential uses, manufacturing is clearly an inappropriate land use for this residentially zoned neighborhood. The business should not be allowed to expand and increase the potential for creating a substantial hardship upon the residents.



Z-9494

261 MAVERICK ST EAST BOSTON

Board of Appeal Referrals

2/5/87

Hearing: 2/10/87 Z-9495
Fred Delmuto
381 Meridian Street
East Boston

Site: Three-story structure

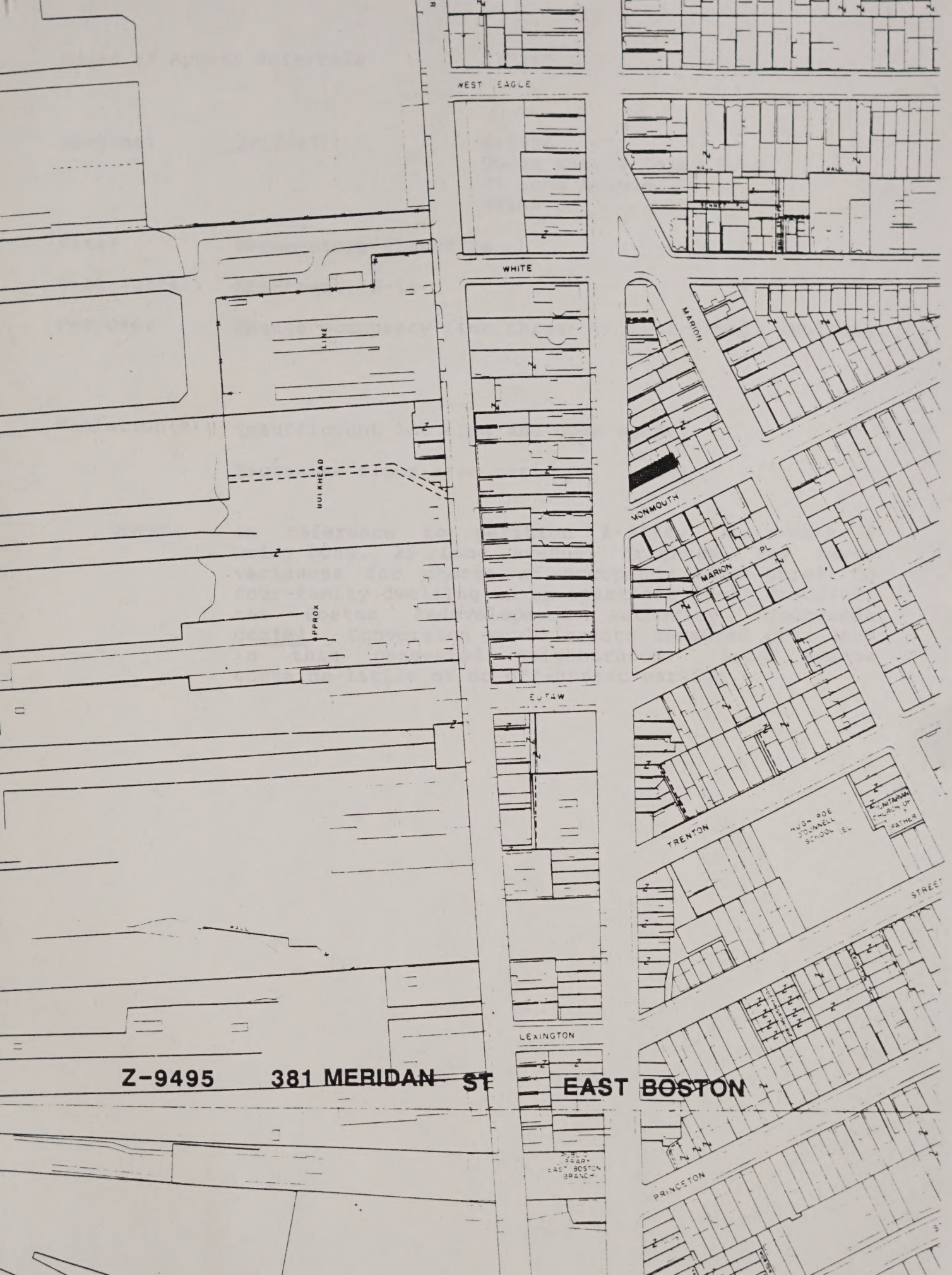
District(s): Apartment (H-1)

Purpose: Change occupancy from three-family dwelling and barber shop to four apartments.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9495, Fred Delmuto, 381 Meridian Street, East Boston, for three variances for change of occupancy from three-family dwelling and barber shop to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that basement apartment comply with Inspectional Services Department policy for such units. Conversion of barber shop to residential is desirable.



Z-9495

381 MERIDAN ST

EAST BOSTON

Hearing: 2/10/87 Z-9496
Doris Watt & Daisy Dong
25 Long Avenue
Brighton

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-9496, Doris Watt & Daisy Dong, 25 Long Avenue, Brighton, for three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Conversion would create unwanted precedent in this congested neighborhood. Long Avenue contains little or no off-street parking.



Z-9496

25 LONG AVE BRIGHTON

Hearing: 2/10/87 Z-9497-9498
William F. Haley
60 Cook Street & 334 Medford Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Subdivide; erect two-family dwelling.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petitions Z-9497-9498, William F. Hale, 60 Cook Street & 334 Medford Street, Charlestown, for three variances to subdivide and erect a two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The petitioner seeks to subdivide existing lot at 60 Cook Street measuring 3,983 square feet into two lots. The resulting lot at 60 Cook Street would measure 2,003 square feet and accommodate the existing single-family dwelling. The proposed lot at 334 Medford Street on which the appellant would erect a two-family dwelling would be only 1,980 square feet whereas 6,000 square feet is required for such a structure in an H-1 zone. This area of Charlestown has been developed in the recent past at a density much less than the remaining historic areas. Given the surrounding densities, the total lot area of 3,983 should not accommodate more than two dwelling units, be it in the form of adding to the existing structure or by subdividing and constructing a new single-family dwelling. Two units along with off-street parking and open space could be well balanced. The proposal as submitted does not provide for off-street parking and only provides for minimal yard area such that the lot is almost entirely covered by the proposed structure. Proposed density is excessive on new lot. An increase in density of one unit is more appropriate for total lot area of 3,983 square feet.



Z-9497-9498

60 COOK ST & 334 MEDFORD ST

CHARLESTOWN

Board of Appeal Referrals

2/5/87

Hearing: 2/10/87

Z-9499
Fortune Realty Trust
498 East Broadway
South Boston

Site: Three-story duplex structure

District(s): Local business (L-1)

Purpose: Change occupancy from three to four apartments.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9499, Fortune Realty Trust, 498 East Broadway, South Boston, for three variances for change of occupancy from three to four apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposed fourth unit located in the basement has only two 16" x 32" windows. This unit is more than 50 percent below grade. Concerns are: Code conformity and light and air availability.



Z-9499

498 EAST BROADWAY SOUTH BOSTON

Board of Appeal Referrals

2/5/87

Hearing: 2/17/87

Z-9500
Charles C. Dumbaugh
676 Massachusetts Avenue
Boston

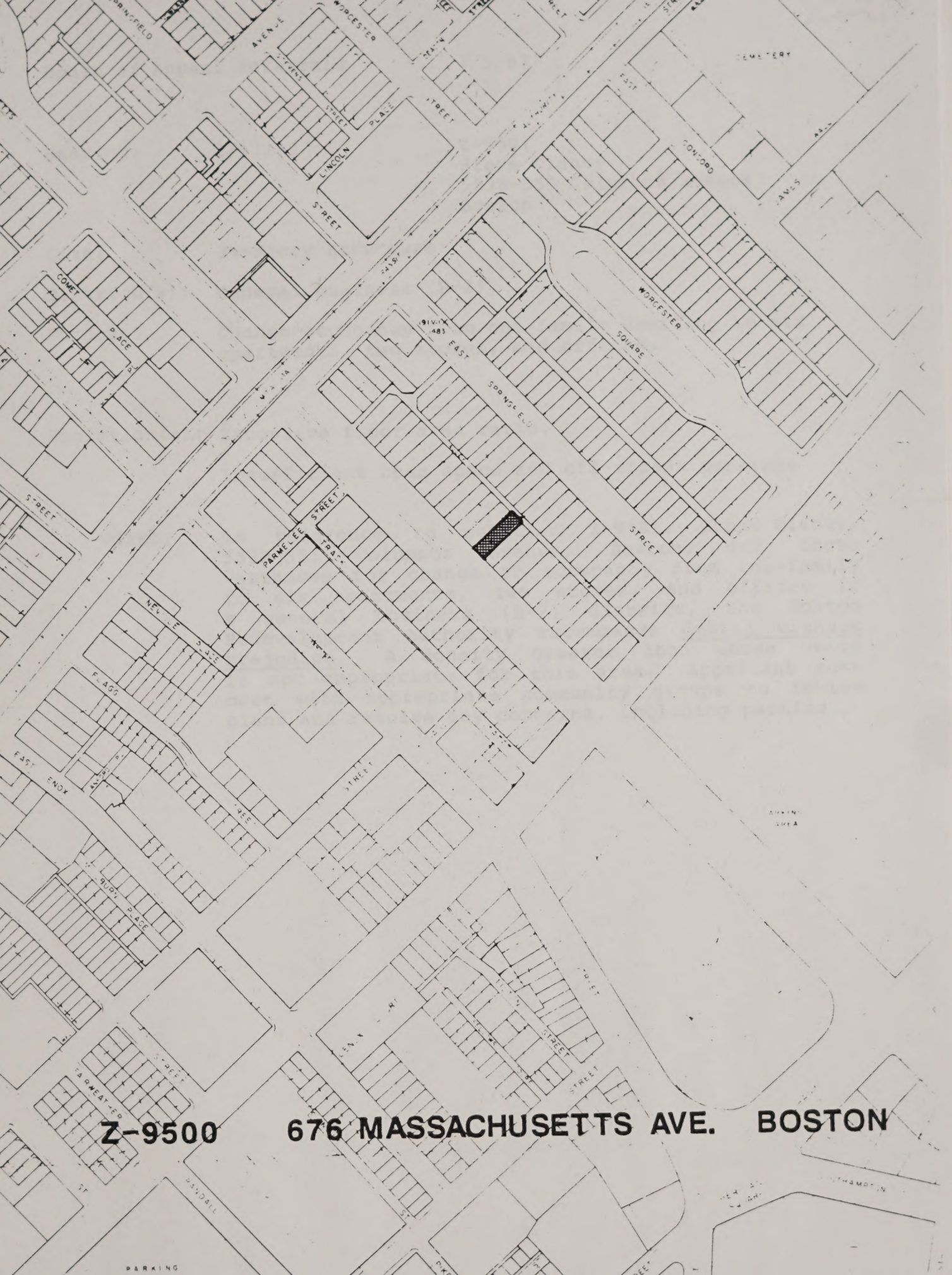
Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Legalize occupancy as seven apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-9500, Charles C. Dumbaugh, 676 Massachusetts Avenue, Boston, for variance to legalize occupancy as seven apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. This condition, however, has existed for the past fifteen to twenty years.



Z-9500

676 MASSACHUSETTS AVE. BOSTON

Board of Appeal Referrals

2/5/87

Hearing: 2/17/87 Z-9501
Steve Clancy
553B-553 Columbus Avenue
Boston

Site: 3½-Story structure

District(s): General business (B-2)

Purpose: Change occupancy from one-family dwelling to six
apartments, two stores, and offices.

Violation(s): Excessive floor area ratio.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9501, Steve Clancy,
553B-553 Columbus Avenue, Boston, for three
variances for change of occupancy from one-family
to six apartments, two stores, and offices in
a general business (B-2) district, the Boston
Redevelopment Authority recommends denial without
prejudice. A density greater than three units
is not appropriate for this area. Appellant must
meet with appropriate community groups to review
plans and resolve any concerns, including parking.



Z-9501 553-553B COLUMBUS AVE BOSTON

Hearing: 2/17/87 Z-9502
Joseph L. Driscoll
93 King Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-9502, Joseph L. Driscoll, 93 King Street, Dorchester, for two variances for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Property has existed as a two-family dwelling since 1944 without apparent complaint.



MARY
HEMENWAY
ELEMENTARY
SCHOOL

MARY HEMENWAY
PLAYGROUND

Z-9502 93 KING ST DORCHESTER

Hearing: 2/17/87 Z-9503
Nassar Ismail
73 Charles Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as nine apartments.

Violation(s): Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9503, Nassar Ismail, 73 Charles Street, Dorchester, for four variances to legalize occupancy as nine apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Three-family and multifamily neighborhood. Building is vacant and in need of extensive renovation. However, this appeal presents the following concerns: density, open space, unit size, and off-street parking. Appellant should meet with the Authority to address and resolve these issues.



Z-9503

73 CHARLES ST

DORCHESTER

Hearing: 2/17/87 Z-9504
Joseph M. Guarino
3 Richwood Street
West Roxbury

Site: 2½-Story structure

District(s): General business (B-1)

Purpose: Erect rear stairs to office building.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9504, Joseph M. Guarino, 3 Richwood Street, West Roxbury, for variance to erect rear stairs to office building in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Structure has been substantially rehabilitated, improving property and enhancing the area. Enclosed rear stairway will be second means of egress.



Z-9504

3 RICHWOOD ST WEST ROXBURY

Board of Appeal Referrals

2/5/87

Hearing: 2/17/87

Z-9505
W. Gerald Lehman
29-31 Gordon Street
Brighton

Site: 2½-Story structure

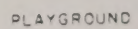
District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as one-family dwelling and funeral home.

Violation(s): Funeral home is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-9505, W. Gerald Lehman, 29-31 Gordon Street, Brighton, for forbidden use and variance to legalize occupancy as one-family dwelling and funeral home in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Uses existing for many years without any apparent impact.



30

Hearing: 2/17/87 Z-9506
Edna & Andre Etienne
132 Babson Street
Mattapan

Site: Vacant land

District(s): Local business (L-.5)

Purpose: Erect one-story bakery structure.

Violation(s): Take-out is conditional use.

Insufficient off-street parking.

VOTED: In reference to petition Z-9506, Edna & Andre Etienne, 132 Babson Street, Mattapan, for conditional use and variance to erect one-story bakery structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval of bakery only with proviso that plans with particular attention to siting and exterior treatment be submitted to the Authority for design review approval. Bakery is consistent with surrounding local business uses and should tend to encourage further revitalization of the local business area.



Z-9506 132 BABSON ST MATTAPAN

Board of Appeal Referrals

2/5/87

Hearing: 2/17/87

Z-9508
Carol A. Bratley
107 Warren Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two-family dwelling to one apartment and professional office; erect dormer addition.

Violation(s): Professional office is conditional use.

Excessive floor area ratio.

Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-9508, Carol A. Bratley, 107 Warren Street, Charlestown, for conditional use and three variances for change of occupancy from two-family dwelling to one apartment and professional office and erect dormer addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Professional office space would occupy the first, second, and third floors in the front portion of the structure. The addition of the dormer would be to better utilize the third floor area. This property is located near the commercial area of Thompson Square. However, the structure in question was built for residential purposes and has been used as a two family since 1918. The conversion of residential units to commercial space in view of the need for housing is not encouraged most especially when there is vacant commercial space in the immediate area. The need for housing precludes the acceptance of the conversion of residential units to commercial space.



Z-9508

107 WARREN ST

CHARLESTOWN

32

Board of Appeal Referrals

2/5/87

Hearing: 2/17/87

Z-9509

2 Claremont Park Limited Partnership

2 Claremont Park

Boston

Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Increase accessory parking from three to four spaces.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-9509, 2 Claremont Park Limited Partnership, 2 Claremont Park, Boston, for variance to increase accessory parking from three to four spaces in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Lot is located on the corner of a very narrow alley and and increase would intensify the almost nonexistent maneuverability condition.



Z-9509

2 CLAREMONT PARK

BOSTON

Hearing: 2/17/87 Z-9510
Goodwin Place Realty Trust
3 Goodwin Place
Boston

Site: Three-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from four to five apartments.

Violation(s): Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-9510, Goodwin Place Realty Trust, 3 Goodwin Place, Boston, for two variances for change of occupancy from four to five apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with proviso that basement apartment comply with Inspectional Services Department policy for such units. Proposal will legalize occupancy which has existed for many years.



Z-9510

3 GOODWIN PLACE

BOSTON

Hearing: 2/17/87

Z-9511
J.N.N. Management
173-177 Brooks Street
East Boston

Site: 2½-Story structure

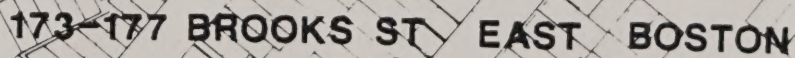
District(s): Apartment (H-1)

Purpose: Change occupancy from one-family dwelling, retail store, and two-car garage to four apartments.

Violation(s): Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9511, J.N.N. Management, 173-177 Brooks Street, East Boston, for four variances for change of occupancy from one-family dwelling, retail store, and two-car garage to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Legalization of four units with four garages providing off-street parking is compatible with this multifamily neighborhood.



2/5/87

Hearing: 2/17/87 Z-9512
Rev. John Rick
26 Chestnut Street
Boston

Site: 3½-Story structure

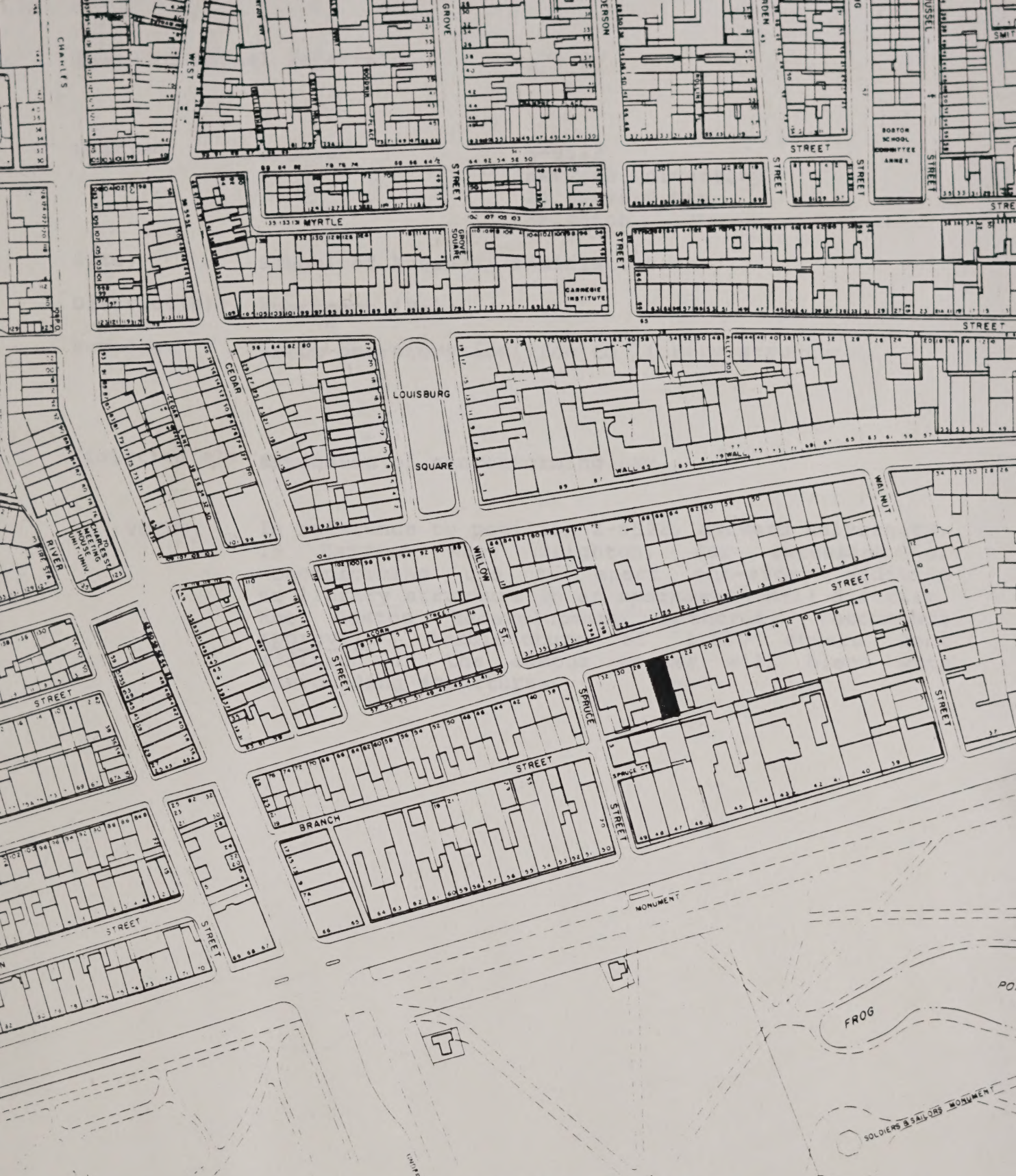
District(s): Apartment (H-2-65)

Purpose: Change occupancy from six to seven apartments;
erect additions.

Violation(s): Excessive floor area ratio.

Insufficient open space, rear yard, and setback
of parapet.

VOTED: In reference to petition Z-9512, Rev. John Rick, 26 Chestnut Street, Boston, for four variances for change of occupancy from six to seven apartments and erect additions in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial. Proposed rear additions are excessive. Floor area ratio would be increased from 2.8 to 3.16 with addition of 1,277 square feet of living space. Existing open space would be reduced approximately 86 square feet. Beacon Hill Civic Association is opposed.



Z-9512

26 CHESTNUT ST BOSTON

Hearing: 2/10/87

Z-9522
Harvard University
25 Harvard Way
Brighton

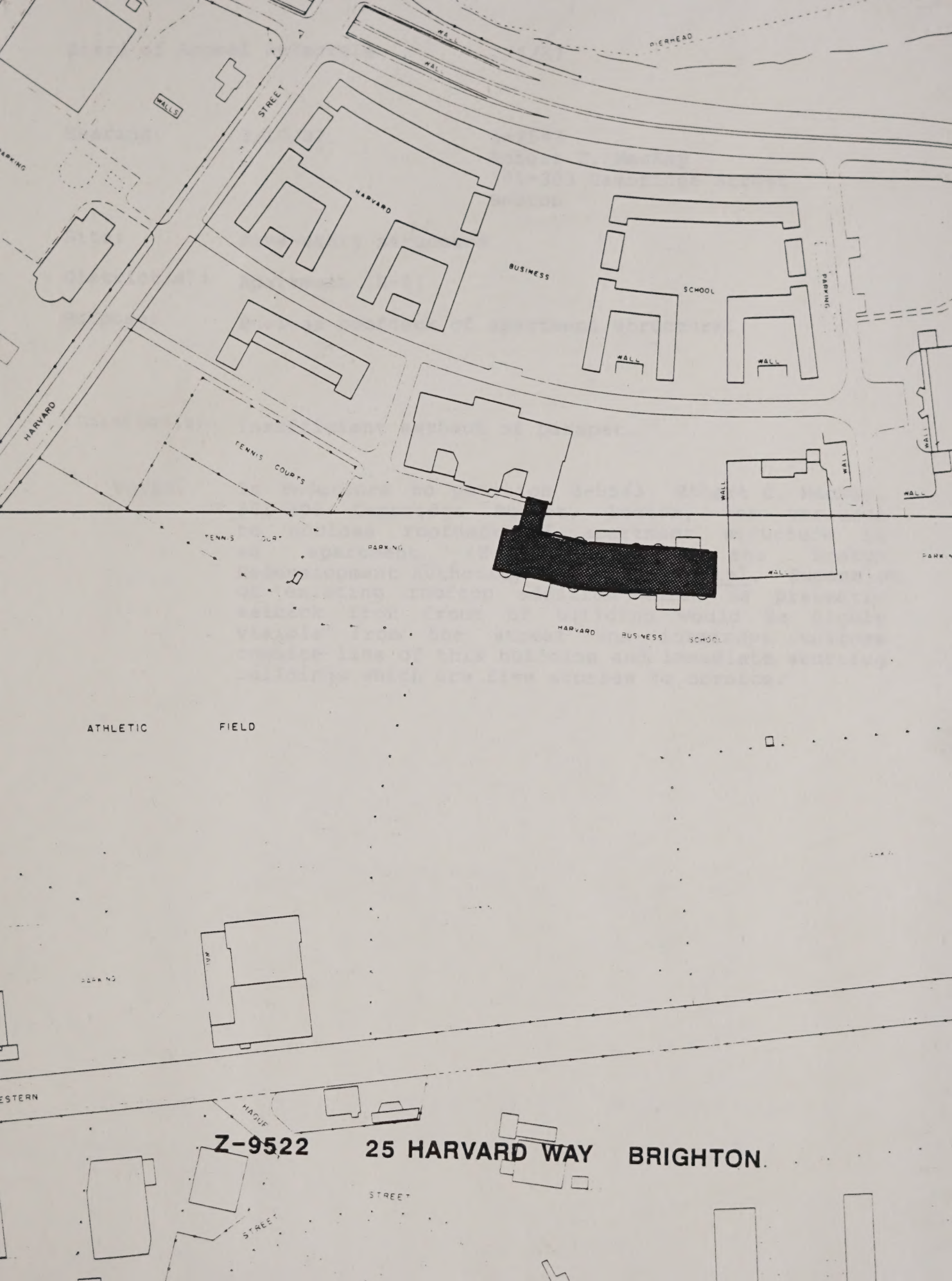
Site: School of Business Administration

District(s): Apartment (H-1)

Purpose: Erect one-story addition to library structure.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-9522, Harvard University, 25 Harvard Way, Brighton, for extension of nonconforming use to erect one-story addition to library structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Architecture of 1,600 square feet addition in the campus center will blend with surrounding structures.



ATHLETIC FIELD

Z-9522

25 HARVARD WAY BRIGHTON

2/5/87

Hearing: 2/17/87 Z-9543
Robert C. MacKay
301-303 Cambridge Street
Boston

Site: Five-story structure

District(s): Apartment (H-4)

Purpose: Enclose roofdeck of apartment structure.

Violation(s): Insufficient setback of parapet.

VOTED: In reference to petition Z-9543, Robert C. MacKay, 301-303 Cambridge Street, Boston, for variance to enclose roofdeck of apartment structure in an apartment (H-4) district, the Boston Redevelopment Authority recommends denial. Expansion of existing rooftop addition which is presently setback from front of building would be highly visible from the street and interrupt uniform cornice line of this building and immediate abutting buildings which are five stories to cornice.



Z-9543

301-303 CAMBRIDGE ST BOSTON

Hearing: 2/17/87 Z-9566
Gary J. Donovan
153 Dorchester Street
South Boston

Site: 3½-Story vacant structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as four-family dwelling; erect rear dormer addition and three-story side addition.

Violation(s): Insufficient lot area, open space, rear yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9566, Gary J. Donovan, 153 Dorchester Street, South Boston, for five variances to legalize occupancy as four-family dwelling and erect rear dormer addition and three-story addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that basement apartment has provisions for sufficient light and air and complies with Inspectional Services standards; that plans be submitted to the Authority for design review approval. No record of legal occupancy. Structure, vacant approximately two years, will be restored thereby improving both the property and neighborhood. The proposed renovation includes a one-bedroom unit in the basement, a two-bedroom unit on each of the first and second floors, and a two-bedroom unit on the third floor and attic area combined. The petitioner also proposes to enlarge the existing rear dormer and to add a three-story addition to the side of the structure. The basement which contains two small windows is above grade at the rear. However, the front is substantially below grade. Although the structure as proposed can accommodate four units in terms of size, there is concern as to the availability of sufficient light and air for the basement unit.



Z-9566

153 DORCHESTER ST. SOUTH BOSTON

